

CODE ENFORCEMENT OFFICE: 685-3290

PERMIT No. 2312

(Please read this entire document!)

This is to certify that: Robert Bitter 25 Old Kent Hill Rd  
has permission to: Repair garage structure and floor (concrete) Replace roof of house and add heat pump

on the lot identified on the Assessor's map no 126 . lot 124 provided that the person or persons, firm or corporation accepting this permit shall comply with all applicable provisions of the Town of Readfield Land Use Ordinance and Statutes of Maine regulating the construction, maintenance and use of buildings, structures or land.

The Code Enforcement Officer approves this use or development proposal submitted by R. Bitter as described in the application accepted on and dated 12/5/2022, including all depictions on the accompanying plan or other attachments. This permit is approved on the basis of information provided by the applicant regarding his/her ownership of this property. The applicant has the burden of ensuring that he/she has the legal right to use the property and is measuring the required setbacks from the legal boundary lines of the lot. The approval of this permit in no way relieves the applicant of this burden nor constitutes a resolution in favor of the applicant for any issues regarding property boundaries, easements, ownership or similar title issues. The permit holder is advised to resolve any such title problems before expending money in reliance on this permit.

This permit is subject to appeal to the Board of Appeals for 45 days from the date of issuance (below). The appeal may be filed by any person with legal standing to do so where there is allegedly any error in the decision of the Code Enforcement Officer to issue this permit.

If no substantial start is made in the construction or use of the property for which this permit is issued, within one year of the date of this permit, the permit lapses and becomes void. If a substantial start is made but the remaining construction is not diligently pursued through to completion, then the vested rights to this permit may be lost.

*Any changes to this project*, including but not limited to changes in the proposed location, dimensions, use of structures or property, signs, wells, waste disposal systems, excavation or surface drainage, or the location of property boundaries must receive prior approval of the Code Enforcement Officer for which an additional administrative fee of \$25 will be assessed. *Work to be performed by a contractor pursuant to this permit shall not begin until the contractor has been provided by the permittee with a copy of this permit.*


Adequate and timely temporary **soil erosion control measures** must be installed at the edge of disturbed areas *before* any activity begins which involves filling, grading, excavating or similar activities resulting in un-stabilized soil conditions where any potential exists for soil to leave the property or wash into a natural resource. These measures must remain in place and functional until the site is **permanently stabilized**.

All new construction and development shall be designed to minimize stormwater runoff from the site in excess of the natural pre-development conditions, as required by Article 8, Section 10 of the Land Use Ordinance.

An E-911 physical street address has been or will be assigned and those numbers must be posted where visible from the road at the onset of construction.

**The following additional conditions apply to this permit:**

**(1) All setbacks must be met (2) an internal plumbing permit must be obtained by the plumber prior to any internal piping installation and (3) a Certificate of Occupancy must be obtained from the CEO prior to occupancy.**

  
Approved, on this date

2266  
Code Enforcement Officer